



**OLD VALUES - NEW HORIZONS**  
**COMMUNITY DEVELOPMENT**

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**Conservation Commission Agenda**  
**July 23, 2020**  
**7:30 pm @ Community Development Department\***

**Attendance**

**Miscellaneous Items:**

- Trail adopters discussion
- SNHRPC GPS site walk planning

**ZBA:**

**Case #19-2020: Parcel 17-L-78 and 17-L-78AL-1**

**Applicant - Benchmark Engineering, Inc.**

**Owner - Brett and Larissa Nigro**

**Location - 28 Horseshoe Road**

**Zoning District - Residential A District and Cobbetts Pond & Canobie Lake  
Watershed Protection Overlay District (WPOD)**

Variance Relief is requested from **Section(s) 406.2, 702 & Appendix A-1**, to allow construction of an addition to the existing year round single family dwelling (SFD). Specifically from **Sec. 406.2** to expand the volume of the SFD from 2,725 sf to 2,917 sf in area and from 59,550 cu/ft to 62,621 cu/ft in volume, where the ordinance does not allow an increase in the area and/or volume of the structure. And from **Sec. 702 & Appendix A-1** to allow the addition a 15' side yard setback, where 30' is required.

**Case #20-2020: Parcel 17-I-350**

**Applicant - Benchmark Engineering, Inc.**

**Owner – Michael & Sherry Abruzese**

**Location – 104 Range Road**

**Zoning District – Rural District**

Variance Relief is requested from **Section(s) 406.2, 702 & Appendix A-1**, to allow construction of an addition to the existing year round single family dwelling (SFD). Specifically from **Sec. 406.2** to expand the volume of the SFD from 2,410 sf to 2,480 sf. in area and from 22,400 cu/ft to 24,000 cu/ft in volume, where the ordinance does not allow an increase in the area and/or volume of the structure. And from **Sec. 702 & Appendix A-1** to allow the addition a 12' side yard setback from the northwesterly side lot line and the existing SFD a 15' side yard setback from the southeasterly side lot line, where 30' is required. To allow the SFD a 34' front yard setback from the right of way line of Range Road, where 50' is required.

**Case #21-2020: Parcel 8-B-2000**

**Applicant - Benchmark Engineering, Inc.**

**Owner – Estate of Susan Murray & Phyllis Jarosky**  
**Location – 124 Rockingham Road**  
**Zoning District – Rural District**

Variance Relief is requested from **Section(s) 405.2, 405.3, 602.1, 702 & Appendix A-1**, to allow construction of a duplex dwelling on a property zoned rural. Specifically from **Sec. 405.2** to allow expansion from 1,250 sf to 2,700 sf in area and from 23,600 cu/ft to 40,000 cu/ft in volume, where the ordinance does not allow an increase in the area and/or volume of the structure. And from **Sec. 405.3** to allow the proposed structure an increase in non-conformance, where the ordinance does not allow an increase in the non-conformity of the structure. And from **Sec. 602.1** to allow a duplex structure (condo type) to be constructed, where the ordinance does not allow such use. And from **Sec. 702 & Appendix A-1**, to allow the proposed structure and decks a 15' side yard setback from the northerly lot line and a 5' side yard setback from the southerly lot line, where 30' is required. To allow a lot size of 38,000 +/- sf, where a minimum land area of 50,000 sf is required. To allow 90' frontage on Rockingham Road, where 175' of frontage is required.

**Planning Board:** N/A

**Intent to cut Applications:** N/A

**DES Permits & Correspondence:**

- 14 & 27 Farmer Road 17-L-65 & 65A
- 13 York Road 17-M-41
- Clyde Pond
- 19 Spring Street 17-C-14
- 110 South Shore Road 22-B-28
- 15 Armstrong Road 17-M-33

**Campbell Farm Discussion:**

- Mowing
- Roadside brush clearing
- Walking trails planning
- Invoice

**Clyde Pond Updates:**

- Lower parking gate installed
- Parking lot planning and job details
- Swim platform/rope swing/ jump platform removal

**Deer Leap/ Moeckel Pond Updates:**

**Meeting Minutes Review and Approve – 5/28/20, 6/25/20**

**Non-Public per RSA 91-A: 3 (d) & (1)**

**Adjournment**

\*PLEASE NOTE: in keeping with “social distancing” we are holding this meeting by way of “Zoom”. Most of Conservation Commission members will not be in the room but will be using the “Zoom” platform. We encourage the public to watch the meeting on cable and if you have questions you may call the conference phone at [965-1241](tel:965-1241). All the members participating will be able to hear you and your questions will be answered. As always you may attend the meeting, the room is limited to 10 people.

Next meeting: August 13, 2020

Agenda items and order may be modified at the discretion of the Commission